



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, MARCH 23, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: March 9, 2004

OLD BUSINESS:

1. **USE PERMIT, UP-04-01: CONCORD-MMS ENTERPRISE INC.:** A request for approval of a conditional use permit to allow a behavioral day facility for developmentally disabled adults in an existing industrial building located at 15005 Concord Circle at Vineyard Boulevard in an existing light industrial PUD (established by Ord. No. 336). (APN 817-06-038)

Recommendation: Reconvene Public Hearing/Motion to table the item.

2. **ZONING AMENDMENT, ZA-03-19: CITY OF MORGAN HILL-ZONING TEXT AMENDMENT/COMMUNITY ACTIVITY SIGNS:** A request to amend Title 18 of the Municipal Code to modify the sign code to allow for community activity signs and changeable copy signs for public and quasi-public uses.

Recommendation: Open Public Hearing/Motion to table the item.

NEW BUSINESS:

3. **ZONING AMENDMENT, ZA-04-01/SUBDIVISION, SD-04-01/DEVELOPMENT AGREEMENT, DA-04-01: TILTON-GLENROCK:** A request to amend the precise development plan for the Capriano subdivision located on the west side of Hale Ave., south of Tilton Ave. The proposed amendment would allow for 107 single family detached homes. Also requested is the approval of a 79 lot subdivision map and development agreement for a 27 acre portion of the 67 acre Capriano project. (APN 764-9-06, 16, 17, 32 & 33)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 04-31 (zoning amendment), 04-32 (subdivision) and 04-33 (development agreement), with recommendation to forward to the City Council for denial.

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4. **DEVELOPMENT AGREEMENT AMENDMENT, DAA-00-12: E. DUNNE-GREWAL:** A request for approval to amend the development agreement for a four lot subdivision on a 1.6 acre parcel located on the north east corner of the intersection of Hill Rd. and E. Dunne Ave. The amendment request would extend the four building allocations for one year to March 30, 2005. (APN 728-11-026)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-34a, with recommendation to forward to the City Council for denial.

OTHER BUSINESS:

5. **APPROVAL OF SUPPLEMENTAL DISTRIBUTION FOR THE FISCAL YEAR 2004-05 AND 2005-06 BUILDING ALLOTMENT AND APPROVAL OF PRELIMINARY DISTRIBUTION OF BUILDING ALLOCATIONS FOR NEW RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (MEASURE P) PROJECTS IN THE FISCAL YEAR 2004-05 SMALL AND MICRO PROJECT COMPETITIONS (FY 05-06 ALLOTMENT)**

Recommendation:

1. Adopt Resolution No. 04-35, awarding a supplemental allocation for the FY 2004-05 Open Market Competition.
2. Adopt Resolution No. 04-36, awarding a supplemental allocation for the FY 2005-06 Open Market Competition.
3. Motion to approve preliminary allocations for the FY 2005-06 Small and Micro Project Competitions.

TENTATIVE UPCOMING AGENDA ITEM FOR THE APRIL 13, 2004 MEETING:

- **SDA-93-04: San Pedro-Betpolice (Installation of sound wall for the Villas Subdivision**
- **ZA-04-02: Cochrane-Assisted Living Center**
- **MP-04-01: Central-South County Housing/Morgan Station**
- **MP-04-02: Monterey-South County Housing/Royal Court**
- **ZAA-01-05: Monterey-South Valley Developers/Gateway Center**
- **UP-04-02: Monterey-South Valley Developers/Gateway Center**
- **Approve the final award of the FY 2005-06 building allotment to projects that competed in this year's (2003) Small Projects and Micro Project competitions.**
- **RDCS Subcommittee recommendations**
- **Street standards**
- **Multi-Family Vacancy Rate Report**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

